

**MINUTES OF THE REGULAR SESSION
STONE HARBOR PLANNING BOARD**

April 8, 2024

4:30 p.m.

CALL TO ORDER:

The meeting was called to order by Mr. Bickford, who stated that all requirements of the "Open Public Meetings Act of 1975" had been met with the Press of Atlantic City having been notified of the Board's schedule for 2024 on December 20, 2023, and the schedule having been posted on Stone Harbor's website and the Municipal Clerk's Bulletin Board. All Meeting Agendas are posted in advance of every meeting on the Borough's Official Website at www.shnj.org.

SALUTE TO THE FLAG

ROLL CALL

Members Present:

Robert D. Bickford Jr., Chairman
Tim Clay (Alternate I)
Wayne Conrad, Vice-Chair
Mayor Judy Davies-Dunhour
Kevin Fischer
JT LaKose (Alternate II)
Bunny Parzych-Absent
Sandy Slabik
Frank Vaul

Solicitor:

Paul J. Baldini

Board Secretary:

Kate McGonagle

Zoning Officer:

Ray Poudrier

Members Not Present:

Engineers/Planners:

Kates Schneider
Engineering, LLC

Approval of March 11, 2024 Meeting Minutes

The Board considered the proposed minutes for the March 11th, 2024 meeting. No corrections or changes were made. A Motion to approve the minutes was made by Mayor Davies-Dunhour and seconded by Mr. Conrad. Roll call was taken for members present at the meeting with all eligible members voting in the affirmative.

Old Business

Overlay Zone Update

Mr. Kates reported DeBlasio and Associates reviewed the draft and returned it to Mr. Kates with comments. Mr. Kates is making changes to the draft based off the comments, and will then send it back to DeBlasio and Associates to review. Mr. Kates intends to have an update for the Board at the May meeting.

Linden Lane Discussion

Chairman Bickford asked for an update on the Linden Lane/Zone D Ordinance. Mayor Davies-Dunhour explained the drafted ordinance was passed on Final Reading and adopted by Borough Council.

Ordinance Update-Definitions (Habitable Story)/ Bulkheads

Mayor Davies-Dunhour reported a similar update for the drafted ordinance for Habitable Stories/ Bulkheads. The drafted ordinance was passed on Final Reading and adopted by Borough Council.

Residential projects within the Business District

Vice Chairman Conrad briefly summarized the purpose of forming a subcommittee and the purpose of drafting an ordinance for residential projects in the business district.

After collaborating with the Subcommittee, Mr. Baldini explained he drafted two ordinances.

The first drafted ordinance adds a sentence to ordinance 560-36 in Section 1, addressing residential standards in split zone. The added language states "except in the case of a residential development in a business zone in which case the residential standards for the particular residential development shall apply". The addition adds clarity for zoning regulations for lots located in split zones of residential and commercial. Mr. Baldini explained there is restrictive criteria based on use in the commercial zone, but commercial lots have looser bulk standards. The change will bring bulk standards into the commercial district for developers/homeowners that want to create residential development in the district. Mr. Baldini further clarified that the purpose of the ordinance is limited to lots located in two separate districts, specifically a residential and a commercial district.

The second drafted ordinance also addresses residential development in the commercial district. If a person wants to build a residential A home, it must be built to residential A standards, if a developer and/or homeowner decides to use residential B use, it must be built to B standards, and the same for residential C standards. Mr. Kates added the business district allows more density than the residential district, so the ordinance essentially brings the density in conformance with residential density.

Mr. Poudrier suggested using the closest residential district requirements as opposed to allowing the developer to choose the zone standards. Mr. Poudrier also brought up the topic of frontage in the commercial district and setbacks for residential usage. Mr. Baldini explained the purpose of the draft was not to restrict what is allowed to be built in the district. The Board discussed different options in depth.

Mr. Conrad informed the Board that he forwarded the drafts to the Chairman of ZBA for review. The Board agreed to move forward with the Split Zone ordinance and further review and discuss the Residential Standards in Commercial Zone ordinance.

New Business

Mr. Bickford opened the meeting to New Business. There was none.

Public Comment

Chairman Bickford opened Public Comment.

Ms. Judy Raub of 270 106th Street took to Public Comment to express her concern for her Stone Harbor property. Ms. Raub stated there is new development at an adjacent property to her property. Ms. Raub gave a summary of her family's history in Stone Harbor and how much love and work her family has put into her Stone Harbor residence over the last several decades. Ms. Raub stated she is worried about water runoff into her yard after her neighbor's property is graded. Ms. Raub also added two trees located on the property line would be effected/removed due to the installation of her

neighbors' retaining wall. Ms. Raub requested the Board consider stopping construction at the property until the issues mentioned are resolved.

Ms. Rosemary O'Mara of 268 106th Street took to public comment to support Ms. Raub's concerns. Stormwater runoff, impervious coverage, property grades and other solutions were mentioned. Sea level rising and global warming and plans and future for the island were discussed.

Adjournment

Having no further business, Mr. Bickford called for a Motion to adjourn the meeting. Mr. Conrad made the Motion and Dr. Clay seconded.

APPROVED: May 13, 2024

ATTESTED: 
Kate McGonagle, Stone Harbor Planning Board Secretary